

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 18, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

18

**SITE DEVELOPMENT FILE DA.17.025
HUNTINGTON FIFTY INVESTMENTS LTD.
WARD 2 – VICINITY OF REGIONAL ROAD 50 AND FOGAL ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 20, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.17.025 (Huntington Fifty Investments Ltd.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 7,965 m² employment building, to be constructed in two phases as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, and landscape cost estimate;
 - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii) the Owner shall prepare and submit an access study to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - iv) the Owner shall satisfy all requirements of York Region;
 - v) the Owner shall satisfy all requirements of Peel Region; and
 - vi) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding. The Owner shall satisfy any condition(s) of approval imposed by the Committee.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 18, CW Report No. 26 – Page 2

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- large canopy shade trees along street boulevards (where possible);
- drought tolerant plantings;
- low maintenance and diverse plant materials;
- the use of native plant species suitable to an urban environment; and
- bicycle parking.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.025 for the subject lands shown on Attachments #1 and #2, to permit a one-storey, 7,965 m² employment building, to be constructed in two phases. The first phase is a one-storey 5,361 m² employment building that will provide 133 parking spaces. The second phase will incorporate a one-storey, 2,604 m² addition on the northerly limit of the phase one building, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to construct a 7,965 m² employment building served by 133 parking spaces on the subject lands. The Development Planning Department supports the approval of the proposed employment building as it conforms to Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned land uses within the surrounding area. Due to the location on Regional Road 50 approvals by York and Peel Region will be required.

Location

The 1.85 ha subject lands shown on Attachments #1 and #2, are located on the northeast corner of Regional Road 50 and Traverse Drive, and are municipally known as 7875 Regional Road 50. The subject lands are presently vacant, and the surrounding land uses are identified on Attachment #2.

Vaughan Official Plan 2010

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Area Specific Policy Section 12.12 – Huntington Business Park. The "Prestige Employment" designation permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located wholly within enclosed buildings. Outside storage is not permitted. Accessory office uses are permitted provided that the office use is directly associated with the employment use, located on the same lot, and that the combination of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 18, CW Report No. 26 – Page 3

accessory office and accessory retail uses do not exceed 49% of the total gross floor area devoted to the primary employment use. Accessory retail is further restricted to no more than 10% of the total gross floor area devoted to the primary use. The proposed 7,965 m² employment building, which includes 418.88 m² of accessory office space, conforms to VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits employment uses. The proposed employment use complies with the requirements of Zoning By-law 1-88.

The following site-specific zoning exception to the EM1 Zone standards is required to permit the proposed employment development:

Table 1:

	By-law Standard	By-law 1-88 EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Minimum Rear Yard Setback (North Lot Line)	12 m	7.5 m

Zoning By-law 1-88 requires a minimum rear yard setback of 12 m, whereas the Owner is seeking a minimum rear yard setback of 7.5 m. The subject site is a corner lot, therefore the front lot line as defined by Zoning By-law 1-88 is “the shorter street line”. Traverse Drive has the shortest lot line (measuring 101.54 m) and therefore, the Traverse Drive property line is considered to be the front lot line and the area between the front lot line and the building is the front yard. Accordingly, the northern portion of the subject lands is considered to be the rear yard, and the rear yard setback is measured from the rear lot line to the nearest part of the building. The proposed rear yard of the subject lands is not visible from Traverse Drive, presently abuts a landscape strip to an existing industrial use to the north of the subject lands and will have no adverse impacts to the streetscape on Traverse Drive or Regional Road 50. On this basis, the Vaughan Development Planning Department has no objection to the proposed 7.5 m rear yard setback.

Should this application be approved by Vaughan Council, the Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment for the above noted zoning exception and successfully obtain the Committee’s approval, and the Committee’s decision shall be final and binding. The Owner shall satisfy all conditions of the Committee prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The proposed Site Plan, as shown on Attachment #3, includes a one-storey, 7,965 m² employment building, which includes 419 m² of accessory office space and 454 m² of mezzanine space, as shown on Attachments #3 to #5. The proposed employment building will be constructed in two phases, and may accommodate more than one future tenant. Construction of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 18, CW Report No. 26 – Page 4

the first phase includes a one-storey 5,361 m² employment building, with 237 m² of office space and 255 m² of mezzanine space, serviced by 133 parking spaces, including 6 accessible parking spaces. The second phase will incorporate a one-storey, 2,604 m² addition, with 182 m² of office space and 199 m² of mezzanine space, along the northerly portion of the phase one building.

Additional areas for office and mezzanine space have been incorporated into the building design, shown as “Future Office/Mezzanine” on Attachment #3. If any mezzanine space is constructed by the Owner and/or future tenant, it must comply with the Zoning By-law 1-88.

The development proposal includes access to the subject lands by two driveways, one from Regional Road 50 and the other from Traverse Drive. Access to the subject lands from Regional Road 50 is subject to approval by York Region and Peel Region. Access to the subject lands from Traverse Drive is subject to approval by the Vaughan Development Engineering and Infrastructure Planning Department.

The Vaughan Development Planning Department recommends the following changes be incorporated into the site design prior to the execution of the Site Plan Letter of Undertaking:

- design of the subject lands is guided by the “Huntington Corporate Business Park Urban Design Guidelines”, which identifies the corner of Regional Road 50 and Traverse Drive as a “Priority Location”. The design guidelines direct that built form in “Priority Locations” be designed and sited as landmarks that enhance the public realm. Given the “Priority Location” status and the high visibility of the subject lands from Regional Road 50, the west (front) and south building façades should be further articulated and enhanced to the satisfaction of the Development Planning Department, Urban Design and Cultural Heritage Division;
- surface parking between the front façade of the proposed employment building and the public street (Regional Road 50) should be limited to one aisle of parking, and shall generally not occupy more than 50% of the building frontage. Consideration should be given to removing or relocating some of the parking located in the second aisle along the Regional Road 50 frontage;
- safe and direct pedestrian walkways should be provided from the main building entrance to public sidewalk located on Regional Road 50 and to parking areas;
- given that the proposed employment building will be constructed in two phases, an interim elevation condition must be provided for the north elevation; and
- information on proposed pylon signage must be provided.

The Vaughan Development Planning Department is generally satisfied with the proposed development concept as shown on Attachments #3 to #5, and must approve the final site plan, elevation plans, landscape plan, and landscape cost estimate once finalized and approved by York Region prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendation of this report.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the proposed development and requested that the Owner prepare and submit an access study to address site access for waste management operations based on City criteria, pedestrian and vehicular safety, heavy vehicle circulation criteria and heavy vehicle maneuvering.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 18, CW Report No. 26 – Page 5

Prior to the execution of the Site Plan Letter of Undertaking, the DEIP Department must approve the final site servicing and grading plan, and stormwater management report submitted in support of the proposed development, and the Owner will be required to prepare and submit an access study to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that parkland dedication requirement for the subject lands was satisfied as part of Consent Application B073/14. As such, no further cash-in-lieu of parkland dedication is required.

Peel Region

The proposed development has been submitted to Peel Region for review and approval. Prior to the execution of the Site Plan Letter of Undertaking, the Owner will be required to satisfy all requirements of Peel Region. A condition to this effect is included in the recommendation of this report.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the proposed development and advised that they will not support the proposed access point to Regional Road 50 in its current configuration for the following reasons:

- this section of Regional Road 50 is a high-speed zone and the location would require vehicles to cross five lanes of traffic which is undesirable;
- there is limited separation distance between the proposed access point and the access to the adjacent property to the north; and
- adequate access and site circulation is available from the proposed Traverse Drive access point.

York Region has advised that they are protecting for a 45 m right-of-way along this section of Regional Road 50, as such, the Owner may be required to convey all lands along Regional Road 50 as measured from 22.5 m from the centreline of the road to York Region, free of all costs and encumbrances. To address the York Region concerns, the Owner has submitted a revised Site Plan to show the ultimate property line to demonstrate that sufficient right-of-way has been provided. York Region will need to confirm whether this matter has been addressed to their satisfaction.

York Region has advised that Regional Road 50 is subject to the "Huntington Business Park Master Landscape Plan" which recommends specific boulevard treatments meant to guide the overall development of the Vaughan West Employment Area (WVEA). Accordingly, the site design triangle located at Regional Road 50 and Traverse Drive should be redesigned to be more reflective of the vision sought for the WVEA.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 18, CW Report No. 26 – Page 6

York Region has advised that Regional Road 50 is under shared jurisdiction with Peel Region, therefore all approvals for works within the Regional Road 50 right-of-way will require approval from Peel Region. Prior to York Region's final approval, the Owner must provide confirmation of Peel Region's approval of the site plan.

York Region has also identified that the following information be provided to complete their review:

- revised Survey Plan and Site Plan showing the ultimate property line;
- cost estimate for works in the York Region right-of-way;
- revised grading plans that show the proposed grade 0.2 m above the existing centreline grade along the right-of-way limit;
- updated utility plan;
- cross-sections at 20 m intervals along the Regional Road 50 frontage;
- revised stormwater management report; and
- revised landscape plans.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner will be required to satisfy all requirements of York Region. A condition to this effect is included in the recommendation of this report.

Conclusion

Site Development File DA.17.025 has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposed development shown in Attachments #3 to #5, conforms to VOP 2010, is a permitted use by Zoning By-law 1-88, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.17.025, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)